



Cottonwood Heights

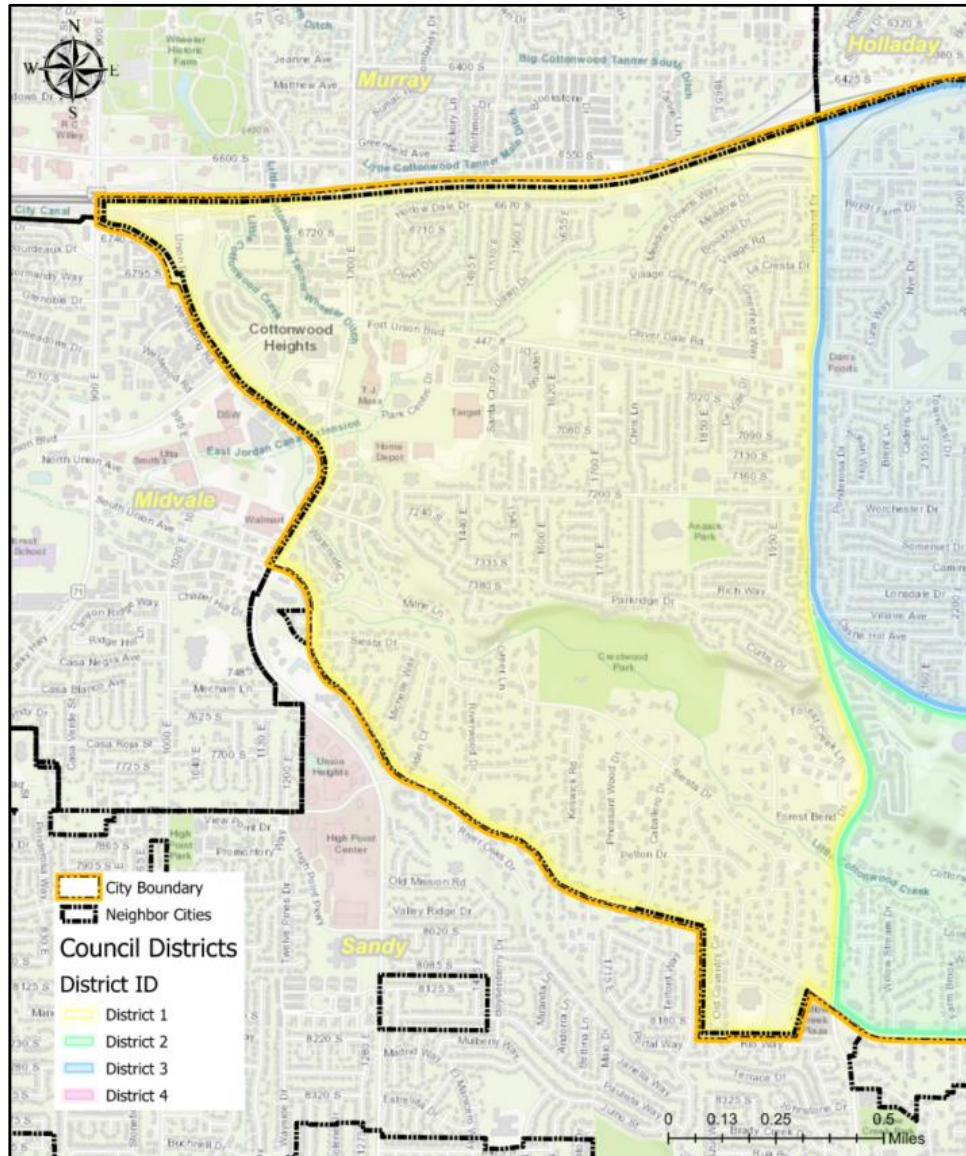
Community & Economic Development Department

# Major Development Activity Report August 2021

[View Interactive Map Here](#)

# District One

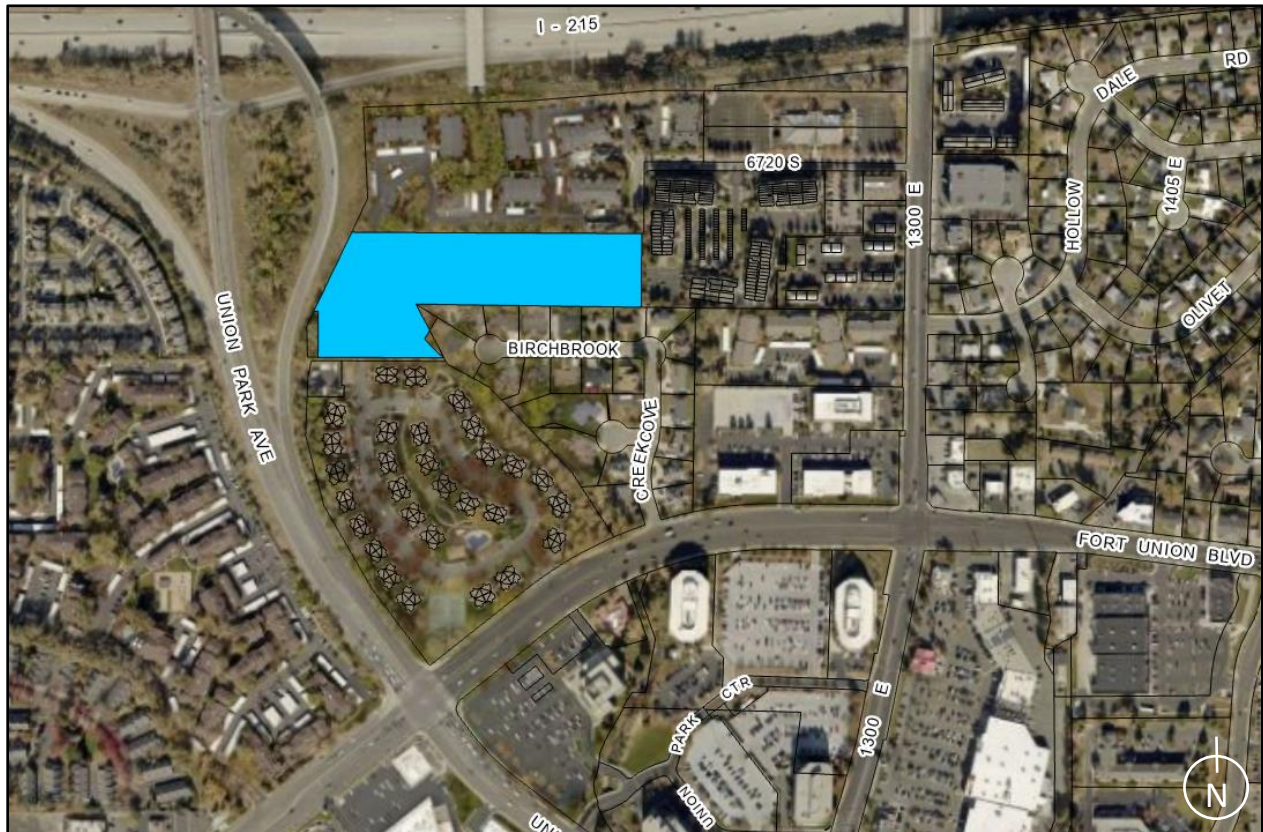
## Councilmember Douglas Petersen



## COUNCIL DISTRICT 1

### PROJECT UPDATE

<b>File:</b> FDP-20-001	<b>Project Name:</b> ICO Floodplain Development
<b>Address:</b> 6784 S. 1300 E.	<b>Applicant:</b> ICO Fort Union
<b>Type of Application:</b> Floodplain Development	<b>Current Zoning:</b> PDD-1 (Walsh)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> A multi-family project was previously approved at this site in 2019, and a building permit for Phase 1 was issued on August 30, 2021. This floodplain development application is being reviewed by city staff in conjunction with FEMA as part of the building permit process for future phases of the project. Additionally, the applicant recently submitted for building permits for a bridge, site work, and Phase 2 of the project.	



## District 1

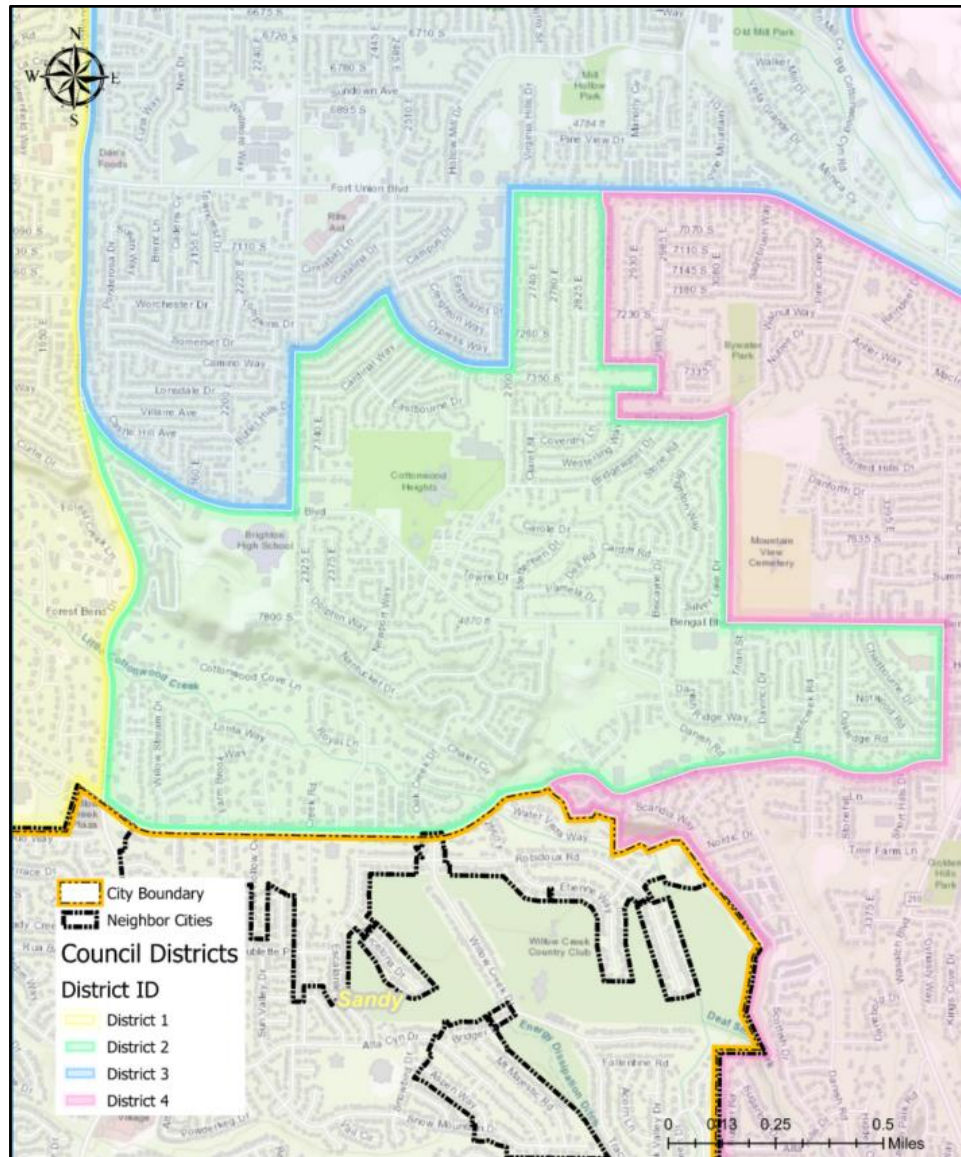
### Significant Building Permits

<b><u>Permit #</u></b>	<b><u>Description of Work/Project Name</u></b>	<b><u>Permit Type Summary</u></b>	<b><u>Parcel Address</u></b>	<b><u>Council District</u></b>
BP.19.0889	Apartments – ICO Fort Union Phase 1 (72 Units)	New Multifamily	6784 S. 1300 E.	1
BP.21.0473	Demolition – Famous Dave's	Demolition	1166 E. Fort Union Blvd.	1



# District Two

Councilmember Scott Bracken



District 2

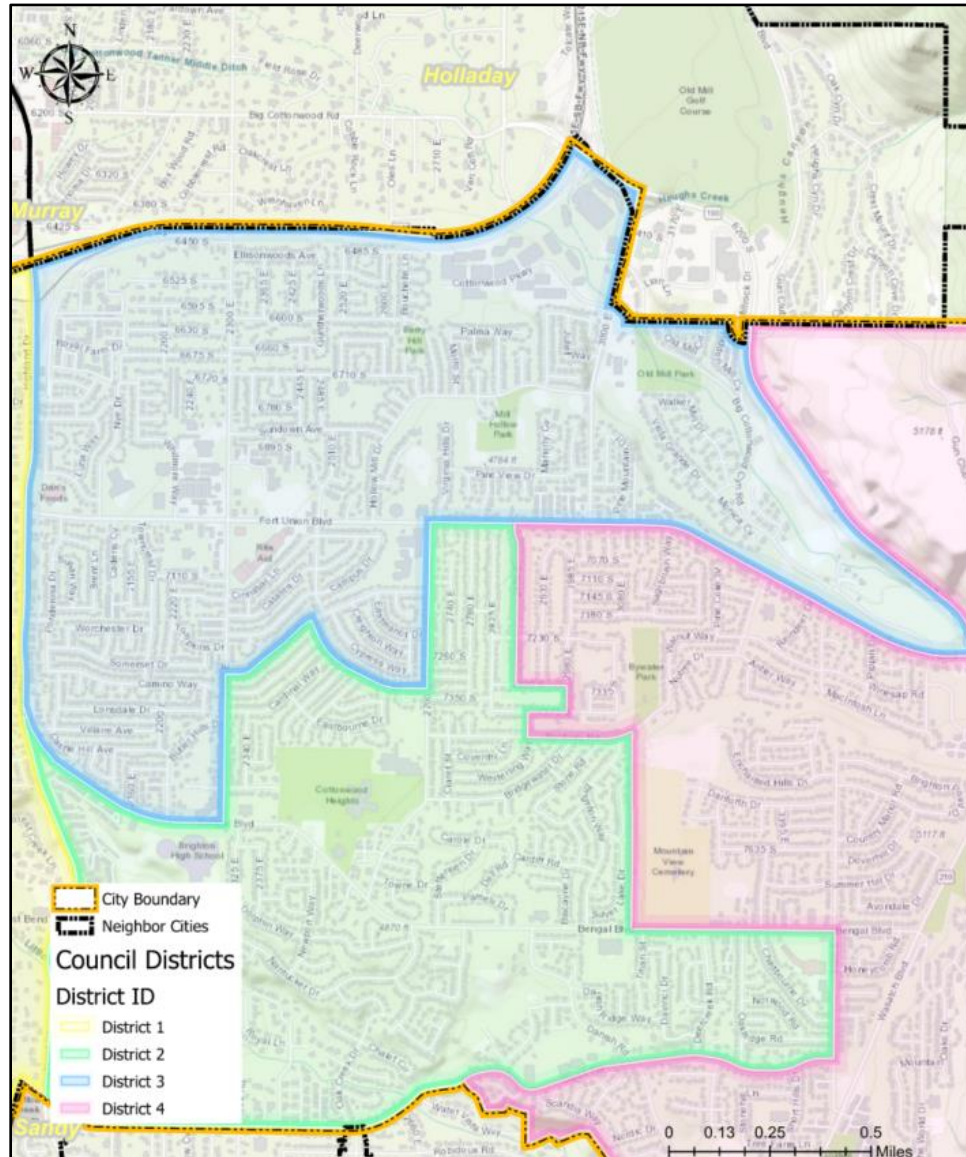
No New Land Use Applications

Significant Building Permits

<u>Permit #</u>	<u>Description of Work/Project Name</u>	<u>Permit Type Summary</u>	<u>Parcel Address</u>	<u>Council District</u>
BP.21.0531	NSFD – Danish Pines Lot 109	New SFD	7908 S. Danish Pine Ln.	2

# District Three

## Councilmember Tali Bruce





## COUNCIL DISTRICT 3

### NEW PROJECT

<b>File:</b> AHO-21-001	<b>Project Name:</b> Praxair Trailer Office
<b>Address:</b> 6880 S. 2300 E.	<b>Applicant:</b> Praxair Distribution Inc.
<b>Type of Application:</b> Expansion of a Nonconforming Use	<b>Current Zoning:</b> CR (Regional Commercial)
<b>Next Meeting:</b> Appeals Hearing Officer – September 9, 2021	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> Praxair Distribution Inc. has requested to add a trailer office to an existing legal non-conforming site at 6880 S. 2300 E. This proposal will be reviewed by the Appeals Hearing Officer in a virtual public meeting on September 9, 2021.	





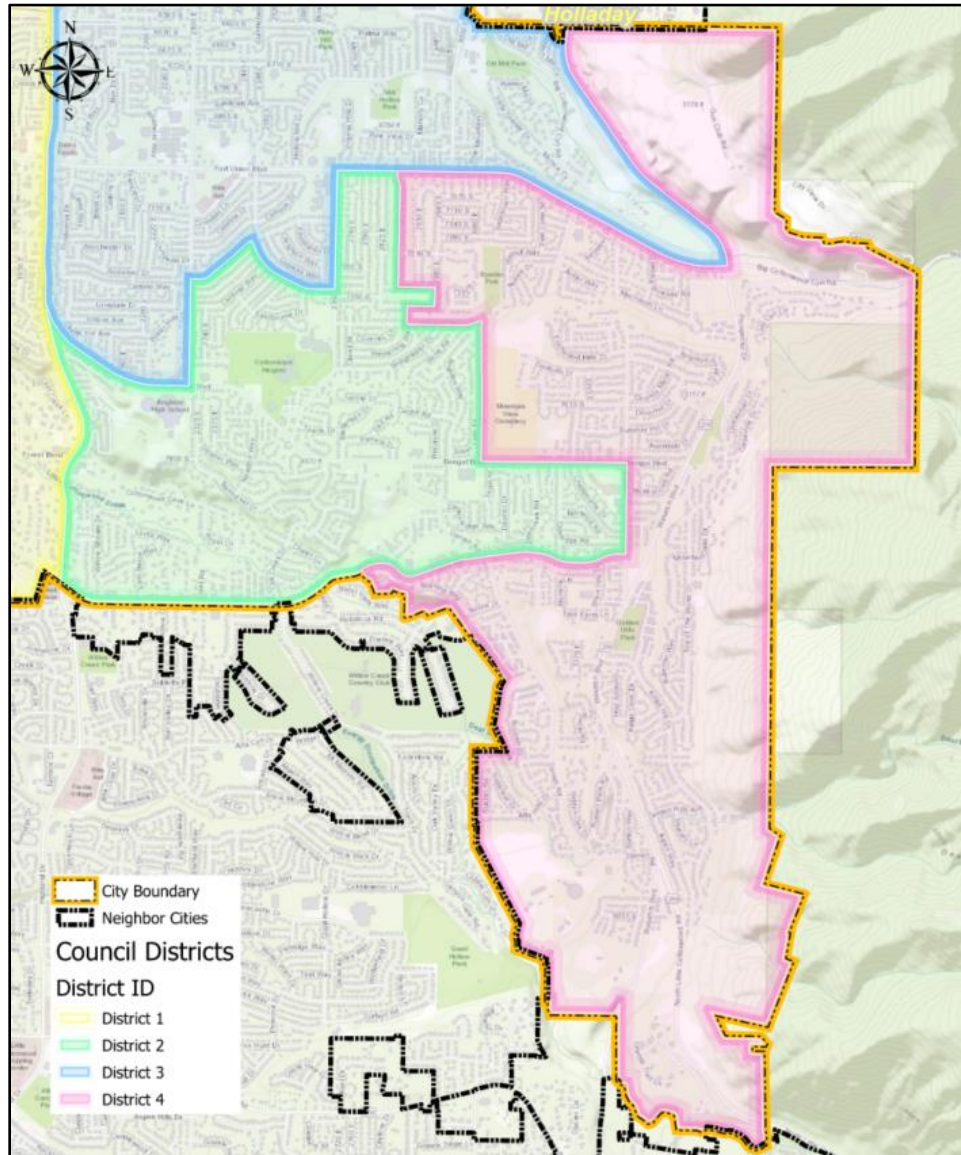
## District 3

### Significant Building Permits

<b><u>Permit #</u></b>	<b><u>Description of Work/Project Name</u></b>	<b><u>Permit Type Summary</u></b>	<b><u>Parcel Address</u></b>	<b><u>Council District</u></b>
BP.21.0384	Two-Family Dwelling – DeNiro	New Multifamily	7432 S. 2300 E.	3

# District Four

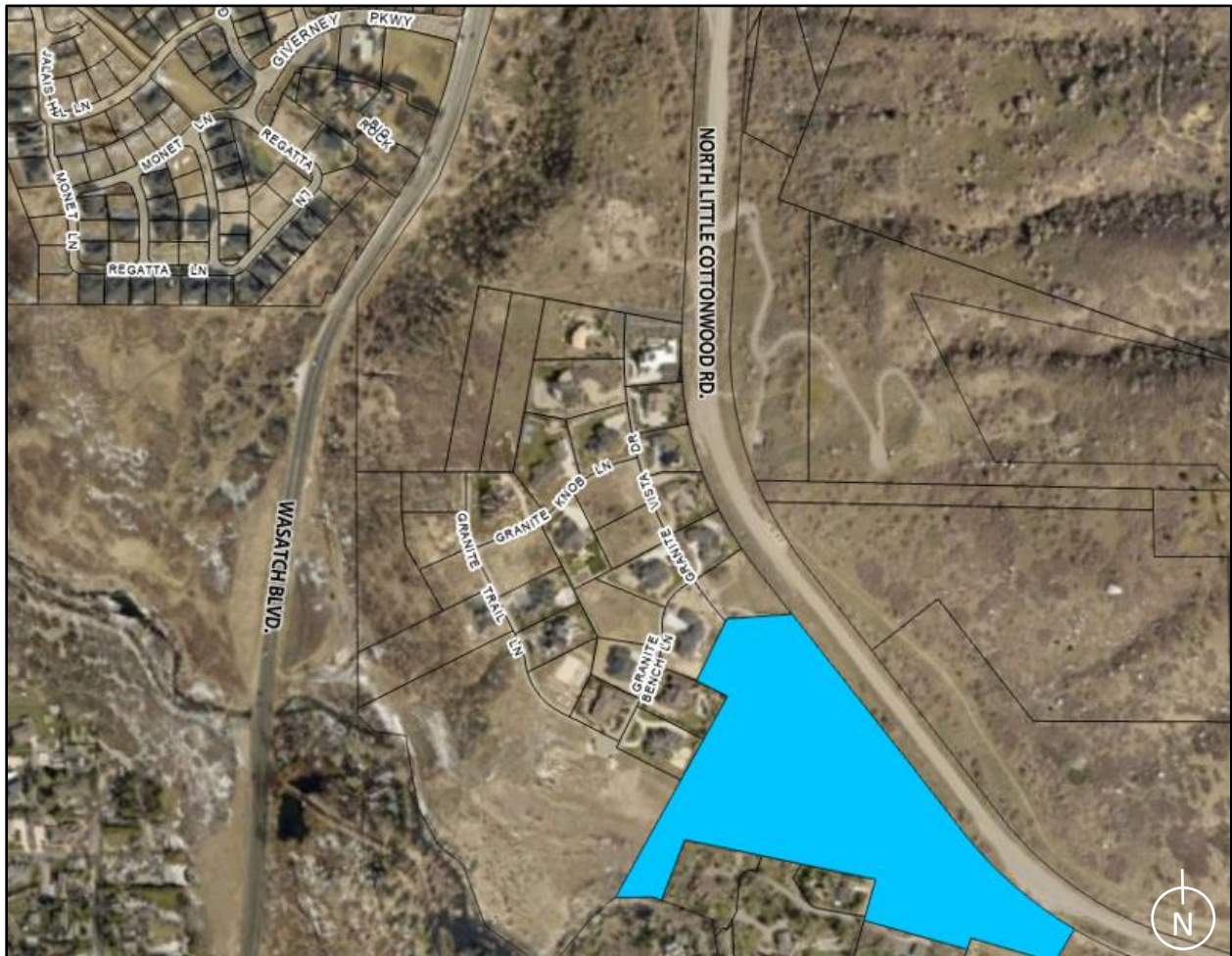
Councilmember Christine Mikell



## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> SUB-21-003	<b>Project Name:</b> Superior Peak Village PUD
<b>Address:</b> 3802 E. North Little Cottonwood Rd.	<b>Applicant:</b> QRD LLC & CW Management Corporation
<b>Type of Application:</b> Subdivision/PUD	<b>Current Zoning:</b> R-1-15
<b>Next Meeting:</b> To be Determined	<b>Staff Contact:</b> Andy Hulka
<b>Status:</b> This Planned Unit Development application proposes to subdivide property at 3802 E. Little Cottonwood Rd. into 27 single-family units with common area interspersed throughout. The first review of this project was sent in August, and staff is waiting for updated plans to be submitted. After these preliminary stages of staff review are complete, the project will be scheduled for public hearing and consideration by the Planning Commission.	

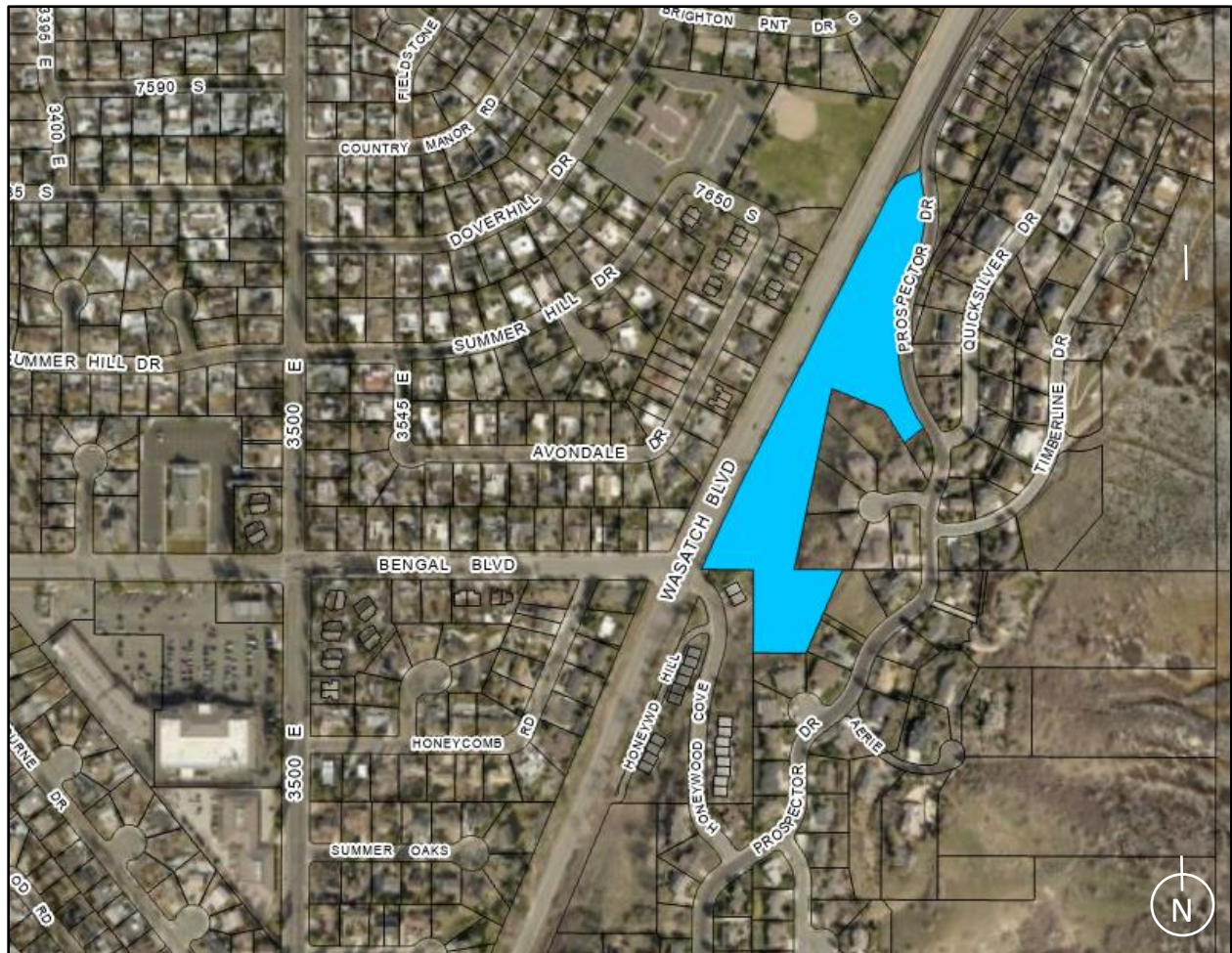




## COUNCIL DISTRICT 4

### PROJECT UPDATE

<b>File:</b> ZMA-21-003	<b>Project Name:</b> Ferguson Park Rezone
<b>Address:</b> 7725 S. Wasatch Blvd., 7828 S. Prospector Dr.	<b>Applicant:</b> City-initiated
<b>Type of Application:</b> Zoning Map Amendment	<b>Current Zoning:</b> RM (Residential Multi-Family) and R-1-8 (Residential Single-Family)
<b>Next Meeting:</b> Not Applicable	<b>Staff Contact:</b> Mike Johnson
<b>Status:</b> At their August 17, 2021 meeting, the City Council approved a city-initiated request to rezone 6.27 acres of property from the RM (Residential Multi-Family) and R-1-8 (Residential Single-Family) zones to the PF (Public Facility Zone), as well as amend the property's land use from 'Residential Medium Density' and 'Residential Low Density' to 'Civic.' These changes were made in order to continue developing this site as a public park.	



## District 4

### Significant Building Permits

<b><u>Permit #</u></b>	<b><u>Description of Work/Project Name</u></b>	<b><u>Permit Type Summary</u></b>	<b><u>Parcel Address</u></b>	<b><u>Council District</u></b>
BP.21.0534	NSFD – Giverny Lot 410	New SFD	3382 E. Jalais Hill Ln.	4
BP.21.0532	NSFD – Giverny Lot 405	New SFD	3377 E. Jalais Hill Ln.	4

## CITY-WIDE PROJECTS

### PROJECT UPDATE

**Project:** Accessory Dwelling Unit Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Mike Johnson

During their August 4, 2021 meeting, the Planning Commission forwarded a recommendation of approval to the City Council for this city-initiated Accessory Dwelling Unit (ADU) ordinance compliant with House Bill 82 (HB82) from the 2021 Utah Legislative Session, which allows internal ADUs as permitted uses in all single-family zones across Utah. The amendment will be scheduled for City Council action prior to October 2021

### PROJECT UPDATE

**Project:** R-1-6 Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Samantha DeSeelhorst

*During their August 17, 2021 meeting, the City Council approved this City-initiated text amendment proposes to add "home occupations" as a conditional use in the R-1-6 zone.*

### PROJECT UPDATE

**Project:** Short-Term Rental Text Amendment

**Address:** City-wide

**Type of Application:** Text Amendment

**Staff Contact:** Mike Johnson

During their August 4, 2021 meeting, the Planning Commission forwarded a recommendation of approval to the City Council for this city-initiated text amendment to clarify enforcement protocols and other administrative elements of the short-term rental ordinance. This amendment will be scheduled for City Council action in October 2021.

### PROJECT UPDATE

**Project:** Open Space Master Plan

**Address:** City-wide

**Type of Application:** Master Plan Adoption

**Staff Contact:** Mike Johnson

*The Open-Space Master Plan was introduced to City Council during July 2021 after being reviewed and receiving positive recommendations from the Parks, Trails, and Open Space Committee and Planning Commission. Public comment is scheduled for September 21 2021, and final action will be scheduled for a meeting in October 2021.*



**PROJECT UPDATE****Project:** General Plan Update**Address:** City-wide**Type of Application:** General Plan Amendment**Staff Contact:** Mike Johnson

*The project website, [www.cottonwoodheightstomorrow.org](http://www.cottonwoodheightstomorrow.org), has launched. Initial public engagement results have been posted to the project website. The steering committee has finalized goals for this plan, and is currently planning a public open house to receive community feedback.*

**ECONOMIC DEVELOPMENT UPDATE****PROJECT UPDATE****Project Location:** City-Wide**Staff Contact:** Mike Johnson & Sherrie Martell

August 2021

- August 3: EDCUtah Regional Corporate Roundtable
- August 5: Meeting with CHBA Director Miriam Aiazzi
- August 6: Meeting with Saola (Diem Nguyen)
- August 10: Project kick-off meeting for the Economic Resiliency Plan, funded through a WFRC grant and to be completed by GSBS
- August 17: Meeting with Karen Dell Salt Lake Community College Workforce Training and Education
- August 19: Meeting with Beckstrand Associates (Misti Milner Old Mill Office Development)
- August 24: CHPR Foundation Golf Tournament
- August 25: Meeting with Holladay City on Business Association
- August 26: Meeting with EDCUtah – Erin Farr Sr. Project Manager
- Month of August: Continued Love Your Locals event featuring Canyon Cove Pilates and Leverage Solutions